

Minutes
The Peninsula of Plum Creek HOA
Board of Directors Meeting
21 July, 2004
Safeway Store

July meeting called to order at 7:00 p.m.

Board members in attendance: Anne Quinn, Jim Herrington, Gerry Flory, John Enger and Bruce Caridi; additionally, John O'Conner.

1. Home owner forum:

Chris Harris 1549 Peninsula Circle improvement project discussed and with no objections.

Resident fielded complaint regarding auto on the street for over a year without moving, no tags, ect... Letter to be sent and resident will talk to neighbor

Resident discussion related to timeliness of landscape expected at rental properties... particuallary 1626 Sandwedge

Ms Lindig asked for input and overview approval for the newly developed community newsletter

2. Minutes. A motion was made, seconded and passed to approve the Minutes of the June, 2004 meeting with notation that Bruce Caridi was not in concurrence with the actions of the board related to the common area project.

3. Management Report.

Financial statements approved as submitted.

4. Old Business. The board discussed voted to proceed with the common area improvements, to include purchase of a water tap to improve water access for maintenance of common areas & requested John O'Conner to obtain relevant information to the actual cost and implications of installing an additional water tap.

5. New Business:

Marty & Christy nominated as party chairs

PC north master HOA will no longer assess the \$5.00 monthly security & monument maintenance fee... Our HOA will not change current fee schedule.

Continued discussion related to plat and ballot construction to allow the HOA to proceed with reclaiming of some limited common areas so planned enhancements can proceed

6. Architectural Review Committee

-1380 Double Eagle Ct Landscape approved

-1320 Peninsula patio & landscape & Hot tub request to approved

1525 Putter place flagstone staircase approved-

7. The June Meeting adjourned at 8:40 PM

Submitted by Jim Herrington